107.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	858,300 / 858,300
					USE VALUE:	858,300 / 858,300
					ASSESSED:	858,300 / 858,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		COUNTRY CLUB DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOULOPOULOS JOHN V TR-ETAL
Owner 2:	TOULOPOULOS PAULINE
Owner 3:	
Street 1:	26 COUNTRY CLUB DR
Street 2:	TOULOPOULOS REALTY TRUST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .241 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 2638 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10480.000	343,300	900	514,100	858,300
Total Card	0.241	343,300	900	514,100	858,300
Total Parcel	0.241	343,300	900	514,100	858,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.36 | /Parcel: 325.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	343,300	900	10,480.	514,100	858,300		Year end	12/23/2021
2021	101	FV	331,200	900	10,480.	514,100	846,200		Year End Roll	12/10/2020
2020	101	FV	331,200	900	10,480.	514,100	846,200	846,200	Year End Roll	12/18/2019
2019	101	FV	250,900	1000	10,480.	514,100	766,000	766,000	Year End Roll	1/3/2019
2018	101	FV	250,900	1000	10,480.	440,600	692,500	692,500	Year End Roll	12/20/2017
2017	101	FV	250,900	1000	10,480.	411,300	663,200	663,200	Year End Roll	1/3/2017
2016	101	FV	250,900	1000	10,480.	352,500	604,400	604,400	Year End	1/4/2016
2015	101	FV	249,800	1000	10,480.	315,800	566,600	566,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1009-71		2/1/1986		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2011	180	Re-Roof	5,250					
2/5/2001	65		8,000	O				ADDITION/KIT RENOV

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10480		Sq. Ft.	Site		0	70.	0.70	4									514,078						514,100	

PRINT

Date	Time
12/30/21	07:17:48

LAST REV

Date	Time
10/02/18	08:23:21
apro	

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	CC	Chris C
5/29/2009	Measured	189	PATRIOT
5/6/2002	Permit Visit	PM	Peter M
5/2/2002	Permit Visit	PM	Peter M
11/10/1999	Mailer Sent		
10/28/1999	Measured	243	PATRIOT
8/12/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 68385
GIS Ref:
GIS Ref:
Insp Date: 09/24/18

!8417!

PAT ACCT.: 8417

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	68385
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.24059	Total SF/SM:	10480	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	514,078	Spl Credit		Total:	514,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	INT GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.20379746
Const Adj.:	0.99148500
Adj $ / SQ:	119.355
Other Features:	124425
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421704
Depreciation:	78437
Depreciated Total:	343267

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 2		HB 1		

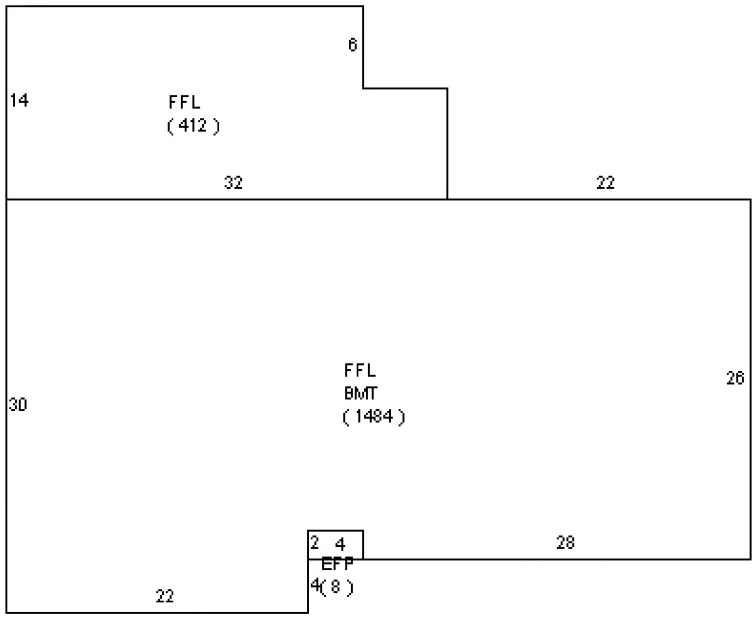
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,896	119.350	226,297
BMT	Basement	1,484	47.440	70,406
EFP	Enclos Porch	8	71.980	576
	Net Sketched Area:	3,388	Total:	297,279
Size Ad	1896	Gross Area	3388	FinArea 2638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	119.35
Special Features:	0	Val/Su Net:	101.33
Final Total:	343300	Val/Su SzAd	181.07

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 107.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	26X13	A	AV	1998	3.36	T	16.8	101			900			900

More: N	Total Yard Items:	900	Total Special Featues:		Total: 900